

**MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 18, 2013  
(Approved October 16, 2013)**

The Planning Commission held their monthly meeting on Wednesday, September 18, 2013. Present for the meeting were Walter Woessner, N. Lance Parson, Kathryn Alexis, Lawrence Tietjen and Jason McConnell.

Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner were not present.

Also present was Mariea Geho, Vice Chair of the Board of Supervisors.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

**MINUTES**

Mr. Parson moved to approve the second draft of the July 17, 2013 monthly meeting minutes as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

**CITIZEN COMMENTS**

There were no citizen comments.

**LIMERICK OFFICIAL MAP**

The Planning Commission had no comment relating to the Limerick Official Map and Ordinance adopting such.

**SUBDIVISION AND LAND DEVELOPMENT PROJECT REVIEWS**

There was a review of the Whispering Woods subdivision and land development sketch plan dated September 4, 2013. Present were representatives for Select Properties and John Kennedy of Kennedy Associates Planners.

The Planning Commission noted the following:

- The housing units are very close the PECO right-of-way; 50' minimum
- Sidewalks need to be added to Old Schuylkill Road and Ellis Woods Road
- Road should be 28' wide
- School buses will not travel on private roads and the township is going to want a right-of-way
- Width of the townhouses are only 20' and 26' is required
- Stormwater requirements will need to be met
- Driveways must be 2 feet apart
- Two tracts are not contiguous; variance is required
- Driveways need to be minimum 64' from intersections

The applicant will investigate the validity of the order granted by the Zoning Hearing Board as it related to the lot size requirements for these properties. The applicant will revise the plan and prepare a list of needed code amendments.

### **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

#### Northern Federation Update

Mrs. Alexis noted that at the last Northern Federation meeting the by-laws were discussed and copy of such will be sent to the township and also noted that Mrs. Geho provided a presentation of Fricks Locks Village.

#### Historical Commission Update

Mr. Tietjen noted that the Historical Commission is getting Fricks Locks Village signs made which will be provided by the County.

#### Pottstown Metropolitan Regional Planning Committee

Mr. Parson noted that the Pottstown Metropolitan Regional Planning Committee is reviewing their Comprehensive Plan and also Health and Wellness has been providing grant updates. Mr. Parson also noted that this will be his last year for participating on the Pottstown Metropolitan Regional Planning Committee and requested the Planning Commission find a replacement.

The next Planning Commission meeting is scheduled for October 16, 2013 at 7:00 p.m.

### **ADJOURNMENT**

Mrs. Alexis moved to adjourn the monthly meeting at 8:15 p.m. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary